

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JUNE 16, 2009**, HELD IN THE NEIGHBORHOOD CENTER, 208 E. MAIN STREET, ROOM 208, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Baily.

**ATTENDANCE**

Members Present:

*Sandy Baily*, Associate Planner  
*Suzanne Davis*, Associate Planner  
*Marni Moseley*, Assistant Planner  
*Wayne Hokanson*, Fire Department  
*Anthony Ghiossi*, Building Official  
*Trang Tu-Nguyen*, Assistant Civil Engineer

**PUBLIC HEARINGS**

**ITEM 1:**      17431 Wedgewood Avenue  
                 Architecture and Site Application S-08-084

Requesting approval to demolish an existing single family residence and to construct a new residence on property zoned R-1:8. APN 409-15-002  
PROPERTY OWNER: Dr. Du Sinh  
APPLICANT: Glenn Cahoon

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:  
    *Bob Osborne*, neighbor, discussed drainage and tree concerns.  
    *Larry and Jeannie DaQuino*, neighbors, discussed drainage, tree, privacy, fence height, grading, window and noise concerns.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented and as modified to help mitigate some of the neighbors' concerns with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) The project is in compliance with the Residential Design Guidelines.
  - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 2:**     72 Mariposa Avenue  
Architecture and Site Application S-09-002

Requesting approval to demolish a single family residence and construct a new single family residence on property zoned R-1:8. APN 410-13-007.

PROPERTY OWNER: Erik and Diane Swanson

APPLICANT: Dan Winklebleck

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
  - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    - (1) The Town's housing stock will be maintained in that the house will be replaced.
    - (2) The structure has no historic significance.
    - (3) The property owner does not have the desire to maintain the structure.
    - (4) There is no economic utility to the structure.
  - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.
7. *Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

**ITEM 3:**     15305 Suview Drive  
Architecture and Site Application S-09-06

Requesting approval to construct a new residence on property zoned HR-2 1/2.  
APN 537-24-032

PROPERTY OWNER/APPLICANT: Peter and Julie Donnelly

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.

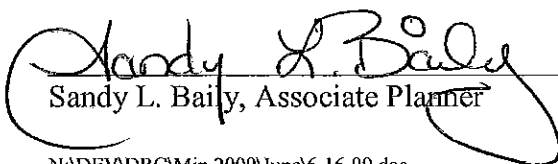
4. Members of the public were present:  
*Dirk Smit*, neighbor, expressed concerns about drainage.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) A Mitigated Negative Declaration (ND-06-01) and Mitigation Monitoring Plan were previously adopted as part of the Subdivision approval (M-05-03) which included an evaluation of a similar conceptual proposal.
  - (b) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.
  - (c) That the project is in substantial compliance with the Hillside Development Standards and Guidelines.
7. *Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

**OTHER BUSINESS**

NONE

**ADJOURNMENT**

Meeting adjourned at 10:45 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Sandy L. Bailly, Associate Planner